

Dayton Planning Board
November 13, 2018

Members Present: Dan Plourde, John Boissonnault, Darren Adams, Shannon Belanger

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary)

Public Present: Jessica and Sam Stagg, Mike Coulombe from Dow and Coulombe Inc., Land Surveyors and Land Planners, Galen and Lisa Hall

Administrative:

Meeting Minutes were read from October 23, 2018. Darren Adams made a motion to accept the minutes and John Boissonnault seconded the Motion. All voted in favor.

Old Business:

The Agenda to be discussed is Ken and Bonnie Lowell's Subdivision Revision application. Jessica and Sam Stagg appeared as their representatives.

Discussion was had over the responsibility for Wilderness Drive. Mike Coulombe stated that according to the agreement, Lots 1, 3, and 4 are responsible for Wilderness Drive. The Lowells are responsible for Lowell Lane. The remaining lot in Wilderness Acres has been sold by the Morses.

Mike stated that the Lowells have a right-of-way over the hatched area shown on the map.

Shannon noted that the right-of-way serves many lots and homes.

Discussion was had on the revised map plan.

Waivers were asked for underground electric, pavement and sidewalks.

Shannon made a motion to waive pavement and sidewalks. John seconded the motion. All were in favor.

John made a motion waive underground electric. Darren seconded the motion. All were in favor.

Shannon made a motion to accept the two-foot contours and Darren seconded the motion. All were in favor.

Mike said that the Staggs lot will be on Map 5, Lot 29-5A.

As there were no comments or concerns from the abutters, Darren made a motion to waive a public hearing and John seconded the motion. All were in favor.

Dan noted that the plan scale is fine.

Jim said that when the second culvert is put in he would recommend it being larger than 15 inches.

Shannon said that wetlands are not affected in what is confined to the building envelope.

Jim said that this is not part of Wilderness Acres for the road surface because the Lowell property does not come into contact with the Sawyer property. The road maintenance agreement does not include the Lowells.

John asked if they have to get an engineer as there are only two houses.

John made a motion to waive an engineer for now, but if there is any expansion it would be revisited. There was no second to the motion so the motion died.

Darren then made a motion to waive a statement from an engineer for storm water drainage for now, but if a third house was proposed, it would be revisited. John seconded the motion. All in favor.

Mike said that Notes on the Plan and waivers will be brought to the final meeting.

Jim said that no occupancy permit could be approved until the final plan is accepted. \$482 will be placed in escrow with the Town upon approval of the final plan.

John made a motion to grant preliminary approval and Darren seconded it. All were in favor.

New Business:

The Board received a Conditional Use Permit application from Galen and Lisa Hall. They want to have a Bed and Breakfast in their home. Galen and Lisa appeared at the meeting.

Galen said that the area has a lot to offer such as the Saco River, ponds, and wedding barns. Dayton has no overnight accommodations.

Shannon said the house is in a mixed use zone and a bed and breakfast is allowed.

Darren asked is there was any intention of modifying the house.

Galen said they are going to take out windows in two bedrooms and put doors in with an outside deck.

Lisa said they are going to add a bathroom for them to use. Each bedroom is larger than 10 x 12. They have hardwired smoke detectors and have contacted the Fire Marshal.

Dan asked Jim if he had an input.

Jim said he thought they would do very well.

Darren asked about snow removal.

Galen said that he takes care of all that.

John asked if they had a scaled drawing of the lot.

Lisa said they have the original from when the house was built. Also the warranty deed and sewage plan.

Shannon asked if they have a boundary survey.

Lisa said that they do.

Shannon asked if they have a plot plan.

Lisa said she had it with her.

Dan note that what she had was just done for the septic,

Dan asked how many acres they have.

Galen said about 2-1/2 acres. He said it was first part of the Sandy Pines Subdivision.

Lisa said she can add to what she has.

Shannon asked her to capture the driveway, show where the parking will be, and where the house is. She told her it is something that she can do herself. She said it is good to have something to scale of the lot. She will send Jim something Lisa can use.

Shannon said there should be a signature block, scale. Signage and performance standards need to be met according to the code (6.1 through 6.22, 7.2, and 8.9).

Shannon told them that if they have abutters, they need screening.

Lisa said that they have trees on all sides.

John said that we will notify the abutters and make a decision about a public hearing at the December 11, 2018, meeting.

Galen thought they had three abutters. Jim said that he will get a list of the abutters to the secretary.

Shannon made a motion to continue the issue until the December 11, 2018, meeting. John seconded the motion. All were in favor.

Other Business:

None discussed.

John Boissonnault made a motion to adjourn and Shannon Belanger seconded it. All were in favor. The meeting adjourned at 8:15 PM. The next meeting will be on November 27, 2018, at 6:30 PM at the Dayton Town Office.

Linda Bristol Date: 11/27/18

Linda Bristol, Secretary

Dan Plourde Date: 11-27-18

Dan Plourde, Chairman

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor

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